

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 32 MILTON COURT ICKENHAM

Development: Erection of a part single storey, part two storey rear extension, a single storey side extension, a front porch, conversion of garage to habitable space, and conversion of roof space to habitable use to include 1 rear facing dormer, 1 side facing dormer, 2no. roof lights and formation of a crown roof.

LBH Ref Nos: 16332/APP/2025/1821

Drawing Nos: L.01 Existing Ground & First Floor Plans & Roof Plan
 L.02 Existing Elevations
 L.02 Proposed Ground, First & Second Floor Plans & Roof Plan
 L.04 Proposed Elevations
 L.05 Location Plan
 L.06 Proposed Block Plan
 Design and Access Statement
 Heritage Report

Date Plans received: 03-07-25 **Date(s) of Amendments(s):**

Date Application valid 14-07-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached dwelling located on the western side of Milton Court. 30 Milton Court is located along the northern site boundary. 34 Milton Court is located along the southern site boundary. To the west, the rear of the site backs onto the rear gardens of 21, 23 and 25 Ivy House Road. Milton Court Open Space is located to the east, on the opposite side of the road. The application site is located within the Ickenham Village Conservation Area, as designated within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for the erection of a part single storey, part two storey rear extension, a single storey side extension, a front porch, conversion of the existing garage to habitable space, and conversion of the roof space to habitable use to include one rear facing dormer, one side facing dormer, two roof lights and the formation of a crown roof.

The proposed part single storey, part two storey rear extension would extend 4m beyond the existing ground floor stepped rear building line and would be set in 1.4m from the side elevation of

the attached side garage. The first floor section would be 1.6m deep and 3.8m wide. The proposed ground floor rear extension would have a 3m high flat roof whilst the pitched roof over the proposed first floor rear extension would be set 1.63m below the main roof ridge, and the eaves would match the existing eaves height. The proposed materials would match the existing materials. The proposed ground floor rear extension would provide a kitchen whilst the proposed first floor rear extension would extend an existing bedroom.

The proposed single storey side extension would be located behind the existing utility room, extending along the existing side elevation and set back 0.22m from the existing rear building line. The proposed side extension would have a 3m high flat roof with four rooflights. The proposed materials would match the existing materials. The proposed side extension would provide an en-suite, a study and a utility room.

The proposed front porch would be 1.648m wide and 1.809m deep. The proposed front porch would have a 3.45m high pitched roof with 2.5m high eaves. The proposed materials would match the existing materials.

The existing garage would be converted into habitable space. The existing garage door on the front elevation would be removed and replaced with a window and brickwork/render to match the existing dwelling. The converted garage would provide a play room.

The proposed conversion of the roof space to habitable use would include one rear facing dormer, one side facing dormer, two roof lights and the formation of a crown roof.

Whilst a crown roof is proposed, there would be no increase in the existing roof height. One conservation style rooflight would be provided on the front roof slope and one conservation style rooflight would be provided on the side roof slope facing 30 Milton Court.

The proposed rear dormer would be 1.65m wide and 2.75m deep. The proposed rear dormer would be 2.55m high and would be set 0.25m below the proposed crown roof. The proposed rear dormer would be set in 2.85m and 2.3m from the sides of the roof and would be set in 0.45m from the eaves. The proposed materials would match the existing materials.

The proposed side dormer would be 1.65m wide and 2.3m deep, and would be located on the side elevation facing 34 Milton Court. The proposed side dormer would be 2.15m high and would be set 0.55m below the proposed crown roof. The proposed side dormer would be set in 2.6m and 2m from the sides of the roof and would be set in 0.6m from the eaves. The proposed materials would match the existing materials.

The proposed roof conversion would provide a bedroom and an en-suite.

1.3 Relevant Planning History

16332/APP/2003/2606

32 MILTON COURT ICKENHAM

ERECTION OF SINGLE STOREY SIDE EXTENSIONS TO EACH SIDE OF PROPERTY

Decision: 20-01-2004

Approved

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 28th August 2025

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 7 local owners/occupiers. No responses were received.

Ickenham Residents Association:

We have grave concerns over the potential impact on the overall character and appearance that would arise from allowing this Application especially as the property falls within the village conservation area.

This application will significantly change the Street View.

Moreover contrary to statements in the Heritage Statement the "bulk" of the proposed development appears to be out of character with the other properties in Milton Court, particularly the inclusion of the fashionable "crown roof."

OFFICER RESPONSE:

The impact of the proposed extension on the character and appearance of the application property and the surrounding Ickenham Village Conservation Area has been discussed in Section 5 of this report.

INTERNAL

Highways:

As on-plot parking is to remain on the frontage area, there are no envisaged highway related implications or demands imposed on this application.

Conservation Officer:

Concern is raised regarding the dormer window along the side elevation which looks directly into the neighbour's window. The roof light along frontage should be removed. Otherwise the proposals are considered acceptable.

OFFICER RESPONSE:

The proposed side dormer would be obscure glazed and non-opening below 1.7m from finished floor level and so there would not be an issue of loss of privacy or overlooking of neighbouring properties. Whilst the Council's Conservation Officer requested the removal of the proposed front rooflight, there are other properties within the street scene and the surrounding area that have rooflights on the front roof slopes. The proposed front rooflight would therefore not be out of keeping with the character and appearance of the street scene and surrounding area; a condition requiring the proposed front rooflight to be a 'Conservation Style' rooflight shall be added to any consent granted.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Polices:

DMHB 11 Design of New Development

DMHB 4 Conservation Areas

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP HC1 (2021) Heritage conservation and growth

LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main planning issues are the design and impact on the character of the existing property, the impact upon the street scene, the impact on the surrounding Ickenham Village Conservation Area, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape (including locally and statutorily Listed Buildings, Conservation Areas, Areas of Special Local Character and Archaeological Priority Zones and Areas), and encourage the reuse, modification and regeneration of historic assets.

Policy HC1 of the London Plan (March 2021) seeks to conserve and enhance the historic environment and heritage assets. Development proposals affecting historic assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings, and avoiding harm.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets (Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Areas of Special Local Character).

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that "new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness".

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on detached houses with a plot width of 5m or more should not exceed 4m in depth. Single-storey extensions with flat roofs should not exceed 3m in height. Two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres.

Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that side extensions should not exceed half the width of the original property, appear subordinate to the main house and reflect the architectural style of the main building.

Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Porches should be subordinate in scale and individually designed to respect the character and features of the original building.

Part E of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for roof extensions. Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line. The Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable. All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

Character and Appearance

The proposed part single storey, part two storey rear extension would extend 4m beyond the existing ground floor stepped rear building line and would be set in 1.4m from the side elevation of the attached side garage. The first floor section would be 1.6m deep and 3.8m wide. The proposed ground floor rear extension would have a 3m high flat roof whilst the pitched roof over the proposed first floor rear extension would be set 1.63m below the main roof ridge, and the eaves would match the existing eaves height. The proposed materials would match the existing materials.

The proposed ground floor rear extension would not exceed the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development

Management Policies (January 2020) and given the set in from the side elevation of the attached side garage, would not appear excessive in width. The proposed first floor rear extension would be modest in depth and width, and would not extend beyond the existing first floor side and rear building lines. Combined with the policy compliant ground floor flat roof height and the set down of the first floor pitched roof from the main roof ridge, it is considered that the proposed part single storey, part two storey rear extension would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding Ickenham Village Conservation Area.

The proposed single storey side extension would be located behind the existing utility room, extending along the existing side elevation and set back 0.22m from the existing rear building line. The proposed side extension would have a 3m high flat roof with four rooflights. The proposed materials would match the existing materials.

The proposed single storey side extension would not exceed half the width of the original property, would be set back from the existing and proposed ground floor rear building lines, and would have a policy compliant flat roof. It is therefore considered that the proposed single storey side extension would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding Ickenham Village Conservation Area.

The proposed front porch would be 1.648m wide and 1.809m deep. The proposed front porch would have a 3.45m high pitched roof with 2.5m high eaves. The proposed materials would match the existing materials.

The proposed front porch would be modest in width, depth and footprint. The proposed front porch would be sufficiently set back from the front building line and the proposed pitched roof would be acceptable in height. It is considered that the proposed front porch would appear as a subordinate addition to the application property. The proposed front porch would therefore not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding Ickenham Village Conservation Area.

The existing garage would be converted into habitable space. The existing garage door on the front elevation would be removed and replaced with a window and brickwork/render to match the existing dwelling.

The proposed replacement of the garage door with a window and matching brickwork/render would be acceptable in design terms. It is considered that the proposed garage conversion and change in appearance of the front elevation would not cause harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and the surrounding Ickenham Village Area.

The proposed conversion of the roof space to habitable use would include one rear facing dormer, one side facing dormer, two roof lights and the formation of a crown roof.

Whilst a crown roof is proposed, there would be no increase in the existing roof height. One conservation style rooflight would be provided on the front roof slope and one conservation style rooflight would be provided on the side roof slope facing 30 Milton Court.

The Council's Conservation Officer has no objection to the proposed roof conversion or the crown roof in design terms. The siting of the crown and its overall scale are key considerations in its acceptability. The siting of the crown element would be set back a significant distance from the front building line. It would be positioned over 7m back from the main front wall and slopes of the roof

would be maintained along the street scene. As such the overall visibility of the crown element would be limited from public view points. The Conservation Officer has therefore raised no objections to this element as there would be no increase in roof height and that the overall roof design would not be significantly overbearing. On this basis, it is considered that the proposed roof conversion and crown roof would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding Ickenham Village Conservation Area.

Although the Council's Conservation Officer requested the removal of the proposed front rooflight, there are other properties within the street scene and the surrounding area that have rooflights on the front roof slopes. The proposed front rooflight would therefore not be out of keeping with the character and appearance of the street scene and surrounding area. There is no objection to the proposed side rooflight. A condition requiring the proposed front rooflight and side rooflight to be 'Conservation Style' rooflights shall be added to any consent granted.

The proposed rear dormer would be 1.65m wide and 2.75m deep. The proposed rear dormer would be 2.55m high and would be set 0.25m below the proposed crown roof. The proposed rear dormer would be set in 2.85m and 2.3m from the sides of the roof and would be set in 0.45m from the eaves. The proposed materials would match the existing materials.

Given the overall depth and width of the rear dormer, and its position within the rear roof slope, it is considered that the proposed rear dormer would appear as a subordinate addition to the application property. The Council's Conservation Officer has no objection to the proposed rear dormer, and so the proposed rear dormer would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding Ickenham Village Conservation Area.

The proposed side dormer would be 1.65m wide and 2.3m deep, and would be located on the side elevation facing 34 Milton Court. The proposed side dormer would be 2.15m high and would be set 0.55m below the proposed crown roof. The proposed side dormer would be set in 2.6m and 2m from the sides of the roof and would be set in 0.6m from the eaves. The proposed materials would match the existing materials.

Whilst the Council's Conservation Officer raised overlooking concerns regarding the proposed side dormer window, given the proposed side dormer would be obscure glazed and non-opening below 1.7m from finished floor level, combined with the overall depth and width of the side dormer, and its position within the side roof slope, it is considered that the proposed side dormer would appear as a subordinate addition to the application property. The proposed side dormer would therefore not cause harm to the character and appearance of the application property and would preserve the character and appearance of the surrounding Ickenham Village Conservation Area.

The proposal thereby complies with Policies BE1 and Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policy HC1 of the London Plan (March 2021).

Residential Amenity

30 Milton Court is located along the northern site boundary. Given the policy compliant depth, the set in from the existing side elevation and the shared site boundary, and the policy compliant flat roof height, the proposed ground floor rear extension would not cause harm to the residential amenity of 30 Milton Court through the loss of light or overbearing form. A condition requiring the

proposed ground floor side windows to be obscure glazed and non-opening below 1.7m from finished floor level shall be added to any consent granted, in order to ensure there would not be an issue of loss of privacy or overlooking of 30 Milton Court. The proposed first floor rear extension would not extend beyond the existing side and rear building lines and no side windows are proposed. The proposed first floor rear extension would therefore not cause harm to the residential amenity of 30 Milton Court through the loss of light, loss of privacy, overlooking or overbearing form. The proposed side extension would be located on the opposite side of the property and given it would not extend beyond the existing and proposed ground floor rear building lines, would not be visible from 30 Milton Court. The proposed side extension would therefore not impact on the residential amenity of 30 Milton Court.

Given the modest footprint of the proposed front porch, the modest roof height and the set in from the shared site boundary, it is considered that the proposed front porch would not impact on the residential amenity of 30 Milton Court through the loss of light or overbearing form. A window would be provided on the side elevation and a condition requiring the side window to be obscure glazed and non-opening below 1.7m from finished floor level shall be added to any consent granted, in order to ensure there would not be an issue of loss of privacy or overlooking of 30 Milton Court. The proposed garage conversion would be located on the opposite side of the property and would not encroach outside the application property's site boundaries. The proposed garage conversion would therefore not impact on the residential amenity of 30 Milton Court.

Whilst the proposed works to the roof would provide a crown roof, there would be no increase in the overall roof height and the extended roof would not project beyond the existing side building line. As such, it is considered that the proposed crown roof would not cause harm to the residential amenity of 30 Milton Court through the loss of light, loss of privacy, overlooking or overbearing form. Whilst a rooflight would be provided on the side roof slope facing 30 Milton Court, given its position on the roof slope, it is considered that the proposed side rooflight would not result in the loss of privacy and overlooking of 30 Milton Court. The proposed rear dormer would be sufficiently set in from the sides of the roof and from the roof ridge and eaves, and no side windows are proposed. The proposed rear dormer would therefore not impact on the residential amenity of 30 Milton Court through the loss of light, privacy, overlooking or overbearing form. The proposed side dormer would be located on the opposite side of the property and so would not be visible from 30 Milton Court. The proposed side dormer would therefore not impact on the residential amenity of 30 Milton Court.

34 Milton Court is located along the southern site boundary. Given the policy compliant depth, the set in from the shared site boundary, and the policy compliant flat roof height, the proposed ground floor rear extension would not cause harm to the residential amenity of 34 Milton Court through the loss of light or overbearing form. A condition requiring the proposed ground floor side window to be obscure glazed and non-opening below 1.7m from finished floor level shall be added to any consent granted, in order to ensure there would not be an issue of loss of privacy or overlooking of 34 Milton Court. The proposed first floor rear extension would be located on the opposite side of the property and given it would not extend beyond the existing first floor rear building line, would not be visible from 34 Milton Court. The proposed first floor rear extension would therefore not impact on the residential amenity of 34 Milton Court.

The proposed side extension would infill between the existing side elevation and the shared site boundary; due to the existing set back position of the rear building line of 32 Milton Court, the proposed side extension would extend more than 4m beyond the neighbouring rear building line. However, the set in of the neighbour off the shared site boundary ensures that the nearest window would continue to receive appropriate daylight/sunlight; the flank windows facing the side are secondary habitable windows or non-habitable rooms (based on Planning Permission ref: 5725/APP/2016/4621 for 34 Milton Court). It is also noted that the nearest rear window of 34 Milton

Court would be set a significant distance in from the shared site boundary and as such the outlook and sense of enclosure to 34 Milton Road would not be compromised to an unacceptable level. Taking into account the above, given the policy compliant flat roof, that the proposed side extension would be set back from the existing and proposed ground floor rear building lines, and that no side windows are proposed, it is considered that the proposed side extension would not cause harm to the residential amenity of 34 Milton Court through the loss of light, loss of privacy, overlooking or overbearing form.

The proposed front porch would be located on the opposite side of the property and so would not be visible from 34 Milton Court, thereby not impacting on the residential amenity of 34 Milton Court. Given that the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries, the proposed garage conversion would not have an adverse impact on the residential amenity of 34 Milton Court.

Whilst the proposed works to the roof would provide a crown roof, there would be no increase in the overall roof height and the extended roof would not project beyond the existing side building line. As such, it is considered that the proposed crown roof would not cause harm to the residential amenity of 34 Milton Court through the loss of light, loss of privacy, overlooking or overbearing form. The proposed rear dormer would be sufficiently set in from the sides of the roof and from the roof ridge and eaves, and no side windows are proposed. The proposed rear dormer would therefore not impact on the residential amenity of 34 Milton Court through the loss of light, privacy, overlooking or overbearing form. The proposed side dormer would be located on the roof slope facing 34 Milton Court; the proposed side dormer window would be obscure glazed and non-opening below 1.7m from finished floor level to ensure there would not be an issue of loss of privacy or overlooking of 34 Milton Court (to be secured by a condition on any consent granted). The proposed side dormer would be sufficiently set in from the sides of the roof and from the roof ridge and eaves, so would not impact on the residential amenity of 34 Milton Court through the loss of light or overbearing form.

No responses were received from neighbouring properties during the public consultation.

The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

The application property has a rear garden of 190sq.m. The proposed rear extension would not result in a significant loss of rear garden and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the

Council's Parking Standards (Appendix C Table 1).

The application property has a driveway and parking area for up to three vehicles at the front of the site. The property benefits from an integral garage at the front of the property and from an attached garage at the side of the property.

Whilst the existing integral garage at the front of the property would be converted into habitable accommodation, the existing side garage would be retained, along with the existing front parking area. The Council's Highways Engineer has no objection to the proposed garage conversion. Therefore, it is considered that acceptable parking provision would be provided on the site, in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos:

L.02 Proposed Ground, First & Second Floor Plans & Roof Plan

L.04 Proposed Elevations

L.05 Location Plan

L.06 Proposed Block Plan

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the surrounding Ickenham Village Conservation area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon

Local Plan: Part Two - Development Management Policies (January 2020).

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing 30 and 34 Milton Court.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5. HO6 Obscure Glazing

The side windows facing 30 and 34 Milton Court shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

6. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7. NONSC Non Standard Condition

The front and side rooflights shall be 'Conservation Style' rooflights and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the surrounding Ickenham Village Conservation area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. You are advised that if any part of the development hereby permitted encroaches by either its

roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

Standard Informatives

1. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
2. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 4	Conservation Areas
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP HC1	(2021) Heritage conservation and growth
LPP D6	(2021) Housing quality and standards

3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner purposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in 'The Party Walls etc. Act - 1996 - Explanatory Booklet' published by the Department for Communities and Local Government.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:	Katherine Mills	Telephone No:	01895 250230
-------------------------	-----------------	----------------------	--------------